



STATE OF CONNECTICUT – COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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**AD HOC DESIGN REVIEW BOARD
SPECIAL MEETING MINUTES
THURSDAY, MAY 8, 2014, 7:00 P.M.
TOWN HALL ANNEX, 57 MAIN STREET, ELLINGTON, CT**

MEMBERS

PRESENT: Chairman Robert Dawson, Gary Chaplin, Michele Beaulieu-Dzen

MEMBERS

ABSENT: Janet Marshall, Kevin Zahner

STAFF

PRESENT: Lisa M. Houlihan, Town Planner; Troy Ciesco, Recording Clerk

I. CALL TO ORDER:

Chairman Robert Dawson called the May 8 2014, special meeting of the Ad Hoc Design Review Board to order at 7:05 PM in the Town Hall Annex, 57 Main Street, Ellington, CT.

II. PUBLIC COMMENTS (On Non-Agenda Items): NONE

III. NEW BUSINESS:

1. #Z201427 – Village Properties Associates, LLC, owner/The Barnyard & Great Country Garages, applicant for site plan approval for the construction of a 12,160 square foot manufacturing and office building and conversion of an existing two-family to office use on property located at 9 Village Street, APN 018-005-0000 in an IP (Industrial Park) zone.

Chairman Dawson recused himself due to a conflict of interest. Commissioner Chaplin led the discussion on this application.

Jay Ussery, J.R. Russo & Associates, and Everett Skinner III, owner, were present to discuss the application. Mr. Ussery explained that this building will be used for manufacturing and office space and will have access from both Village Street and Windermere Avenue. He showed on the map the location of plantings, specifically a berm with evergreens on the westerly side and a small berm in front containing maples and other deciduous trees.

Mr. Skinner explained that the building will use timber framing and will contain decorative timber throughout. The barn doors shown on the plan on the east side of the building are fake and are used to make the structure look more like a barn. Most of the building will have metal siding and roofing. The part of the building that contains offices will be made of reclaimed hemlock and use clapboard siding. There are garage doors on the side that will be facing Village Street. Most people will see the more decorative part of the building on the Windermere Avenue side.

Ms. Beaulieu-Dzen asked about lighting. Mr. Skinner said there will be lights over the garage doors, and floating lights on the dormers and gables that will provide an architectural wash on the building. They will use up lighting on their sign, which is the same as the one they have at their location on West Road.

Mr. Chaplin said that this proposal is a major improvement to the area. He asked what the plan was for the house currently on the property. Mr. Skinner said that phase two of their project will be to take off the second floor and refurbish it into office space. It was generally agreed that a recommendation should be made for the applicant to come back to the board with a proposal for that building.

Ms. Beaulieu-Dzen asked about putting more plantings on the Windermere Avenue side of the building. Mr. Skinner said they showed a limited amount of plantings on the plan but that they can do more. Additional plantings were suggested along Windermere Avenue.

BY CONSENSUS, THE BOARD RECOMMENDED TO THE PLANNING AND ZONING COMMISSION THAT THIS APPLICATION BE APPROVED AS DISCUSSED AND WITH THE FOLLOWING CONDITIONS:

- INCREASED NUMBER OF PLANTINGS IN FRONT OF THE BUILDING.**
- THE APPLICANT RETURNS FOR REVIEW OF SECOND BUILDING.**

2. Our Moms, LLC, owner/Berrings of Ellington, LLC, applicant, for site plan modification for an addition and renovations to an existing liquor store at 43 West Rd, APN 019-015-0000 in a C (Commercial) zone.

Jay Ussery, J.R. Russo & Associates, Chuck Bomely, architect, and Leslie Hickey, owner, were present for the application. They are planning to add a 42' x 72' addition to the existing building. They will also be re-doing the parking lot, adding two light poles, and decreasing overall impervious coverage.

Mr. Bonley explained that they would be making some improvements to the current building, including faux stone across the bottom, shingles, and planters in front of the doors.

The addition will have asphalt shingle roofing, and while Mr. Bomely hopes they will use HardiePlank for the siding, they may have to switch to something more economical. There will also be an aluminum canopy and plantings on the side of the building.

Mr. Dawson asked about the plantings on the property. Mr. Ussery said there will be 4-5 foot arborvitaes and junipers. There will be two red maples in front with 10 foot diameter mulch beds with perennial plantings and arborvitaes along the back portion of the new building facing West Road. There will also be plantings as a buffer between the property and Bancroft Road.

Ms. Beaulieu-Dzen asked about signage on the property. Mr. Ussery said they were unsure what they were going to do for signs other than the one presented on top of the canopy. It was discussed that the applicant should come back to show any detached signs.

Mr. Dawson suggested a cupola on the long roof to break it up. Mr. Bomely said he would look into that possibility.

BY CONSENSUS, THE BOARD RECOMMENDED TO THE PLANNING AND ZONING COMMISSION THAT THIS APPLICATION BE APPROVED AS DISCUSSED AND WITH THE FOLLOWING CONDITIONS:

- THE APPLICANT RETURNS TO PRESENT ANY DETACHED SIGNS.**
- THE APPLICANT LOOKS INTO THE POSSIBILITY OF ADDING A CUPOLA TO THE ROOF OF THE ADDITION.**

IV. ADMINISTRATIVE BUSINESS:

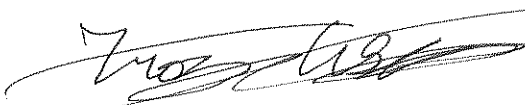
1. Approval of the April 10, 2014 special meeting minutes.

MOVED (CHAPLIN) SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY TO APPROVE THE APRIL 10, 2014, REGULAR MEETING MINUTES AS WRITTEN.

V. ADJOURNMENT:

MOVED (CHAPLIN) SECONDED (BEAULIEU-DZEN) AND PASSED UNANIMOUSLY TO ADJOURN THE DESIGN REVIEW BOARD SPECIAL MEETING AT 7:42 PM.

Respectfully Submitted:



Troy Ciesco, Recording Clerk